

ALL BEARINGS ARE BASED UPON THE OHIO SOUTH ZONE COORDINATE SYSTEM  
 ALL DISTANCES ARE GROUND MEASUREMENTS  
 ALL COORDINATES ARE NAD 83 (2011) STATE PLANE COORDINATES  
 OHIO SOUTH ZONE  
 TO CONVERT COORDINATES TO GROUND DISTANCES MULTIPLY BY 1.000077548

MADISON COUNTY ENGINEER  
 REFERENCE MONUMENT # 12-038  
 NAD83 (2011) EPOCH JAN. 01, 2010  
 N 660117.212  
 E 1732129.682

LARGE RAILROAD SPIKE FOUND AT P.I. SR. 56 AT A DEPTH OF 8 INCH, LOCATED IN BANK RUN SUBGRADE 2' BELOW BOTTOM OF ASPHALT

MTR FARMS LLC  
 OFFICIAL RECORD BOOK 240, PAGE 609  
 FIFTH TRACT  
 327.96 ACRES  
 PARCEL #13-00122.000

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 FIFTH TRACT  
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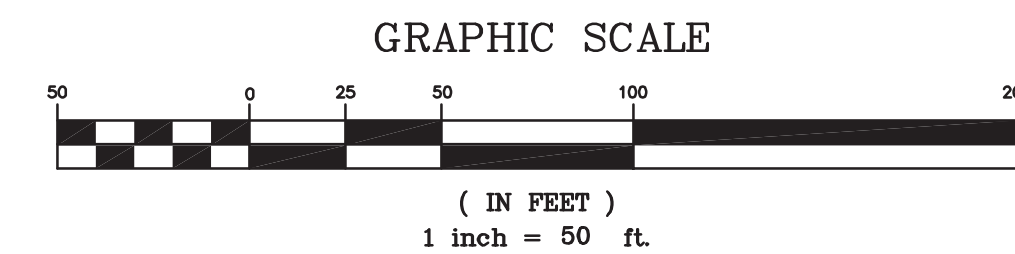
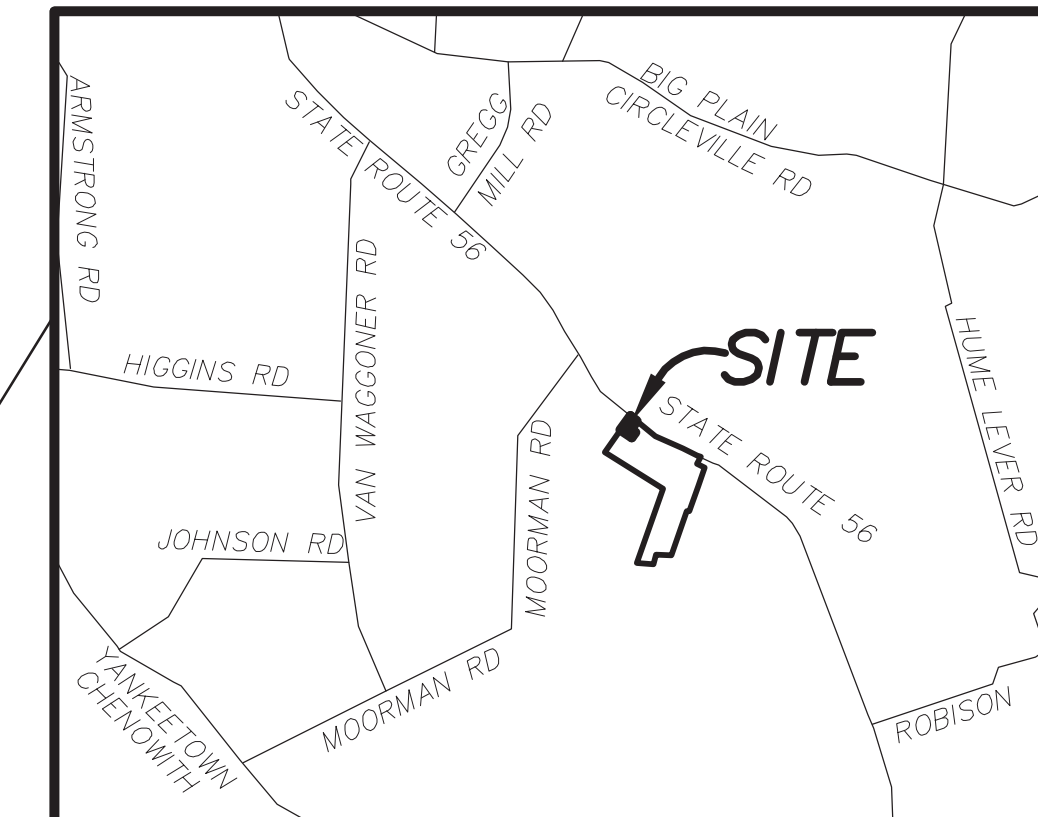
TRUE PLACE OF BEGINNING FOR 5.418 ACRES  
 3/4" SQUARE IRON BAR FOUND  
 AT A DEPTH OF 10 INCH DEEP  
 LOCATED IN BANK RUN SUBGRADE 2' BELOW BOTTOM OF ASPHALT  
 N 661520.8907  
 E 1729715.1294

MTR FARMS LLC  
 OFFICIAL RECORD BOOK 240, PAGE 609  
 FIFTH TRACT  
 327.96 ACRES  
 PARCEL #13-00122.000

BROOKS F. BEERY II,  
 JANE E. BEERY  
 OFFICIAL RECORD BOOK 248, PAGE 2206  
 TRACT 1  
 235 ACRES  
 PARCEL #13-00012.001

PATRICIA A. BEERY  
 INSTRUMENT 201400003423  
 184.289 ACRES  
 PARCEL 2  
 PPN: 13-00011.001

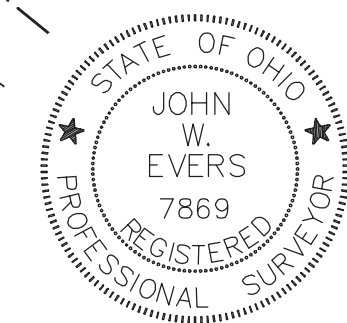
LOCATION MAP



For the purpose of this description, a bearing of North 87°45'14" West was used on a south line of that 277.336 acre tract of land owned by Brooks F. Beery II, Joseph R. Beery, and Stephen L. Beery, of record in Instrument # 20120005507, also being the north line of that 2200 acre tract of land owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and identified therein as Tract III, Parcel No. 1, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.

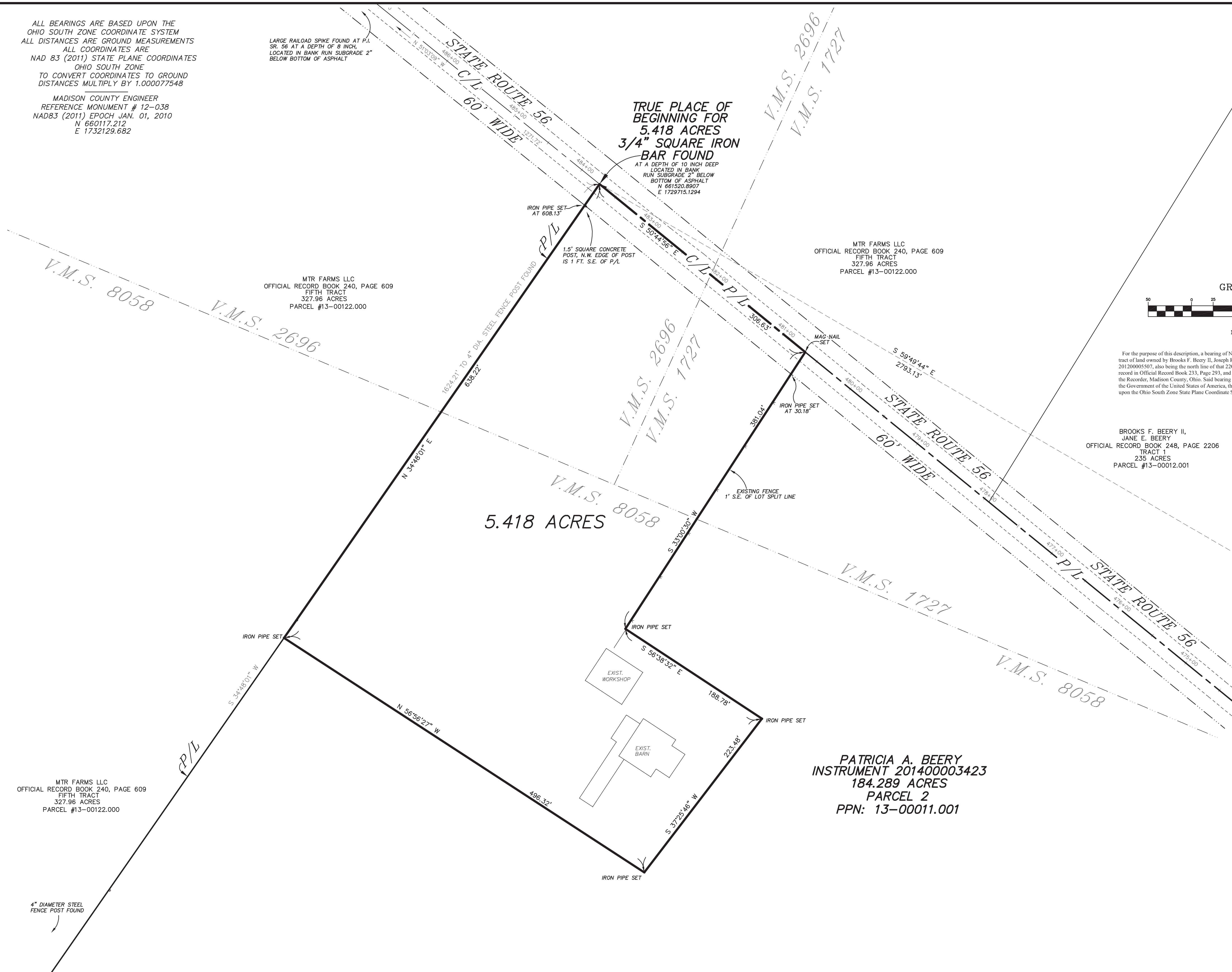


POINT OF REFERENCE FOR 5.418 ACRES  
 MADISON COUNTY ENGINEER  
 MONUMENT #12-038  
 N 660117.212  
 E 1732129.682



PRECISION SURVEYING SERVICES, LLC  
 CONSULTING SURVEYORS  
 John W. Evers  
 JOHN W. EVERS P.S. 7869  
 JANUARY 28, 2021

DESCRIPTION	LOT SPLIT SURVEY
LOCATION	5.418 ACRES OAK RUN TOWNSHIP MADISON COUNTY, OHIO
CLIENT	PATRICIA A. BEERY
PREPARED BY	PRECISION SURVEYING SERVICES, LLC. CONSULTING SURVEYORS 9055 S.R. 56 S.E. MT. STERLING, OHIO 43143 ~ OFFICE ~ (740) 845-1422 ~ CELL ~ (614) 595-9412
DRAWN BY	J.W.E.
CHECKED BY	J.W.E.
DATE	JAN. 2021
ORDER NO.	MAD
AREA NO.	1 of 1
SHEET	1 of 1



DESCRIPTION OF 5.418 ACRES  
FROM LANDS OWNED BY  
PATRICIA A. BEERY  
OAK RUN TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Surveys No. 1727, 2696, and 8058, Township of Oak Run, County of Madison, State of Ohio, and being 5.418 acres of land all out of that 184.289 are tract of land owned by Patricia A. Beery, of record in Instrument # 201400003423, and identified therein as Parcel 2, and also identified as Madison County Auditor Parcel No. 13-00011.001, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 5.418 acre tract of land being further described as follows:

The **True Place of Beginning** of the herein described 5.418 acres being a 3/4 inch square iron bar found at a depth of 10 inch below asphalt, being 0.45 feet north of the centerline of State Route 56 as depicted upon the "STATE OF OHIO - DEPARTMENT OF HIGHWAYS - RIGHT OF WAY MAP of LONDON-CIRCLEVILLE ROAD, SH 243, dated 1932, and being the northwesterly corner of said 184.289 acre tract, being a corner of a 327.96 acre tract of land owned by MTR FARMS LLC, of record in Official Record Book 240, Page 609, identified therein as Fifth Tract, The **Point of Reference** being Madison County Engineer Monument #12-038, which bears South 59°49'44" East, at a distance of 2793.13 feet;

Thence from said **True Place of Beginning** South 50°44'56" East, along the general center of State Route 56, being a northerly line of said 184.289 acre tract, and a line of said 327.96 acre Fifth Tract, a distance of 306.63 feet to a MAG nail set;

Thence South 33°00'30" West, into said 184.289 acre tract, a distance of 381.04 feet to an iron pipe set, passing an iron pipe set at a distance of 30.18 feet;

Thence South 56°38'32" East, a distance of 188.78 feet to an iron pipe set;

Thence South 37°25'46" West, a distance of 223.48 feet to an iron pipe set;

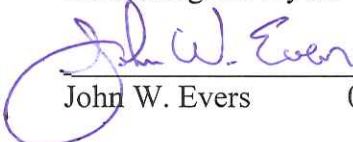
Thence North 56°56'27" West, a distance of 496.32 feet to an iron pipe set in a westerly line of said 184.289 acre tract, being an easterly line of said 327.96 acre tract;

Thence North 34°48'01" East, along a westerly line of said 184.289 acre tract, being an easterly line of said 327.96 acre tract, a distance of 638.22 feet to the True Place of Beginning and containing 5.418 acres of land, passing an iron pipe set at a distance of 608.13 feet.

For the purpose of this description, a bearing of North 87°45'14" West was used on a south line of that 277.336 are tract of land owned by Brooks F. Beery II, Joseph R. Beery, and Stephen L. Beery, of record in Instrument # 201200005507, also being the north line of that 2200 acre tract of land owned by Lower Gwynne Farms Limited, of record in Official Record Book 233, Page 293, and identified therein as Tract III, Parcel No. 1, on file in the Office of the Recorder, Madison County, Ohio. Said bearing being determined by GPS observations and values as provided by the Government of the United States of America, through the Department of National Geodetic Survey, and is based upon the Ohio South Zone State Plane Coordinate System.



PRECISION SURVEYING SERVICES, LLC  
Consulting Surveyors



John W. Evers

01-28-2021